176.0	0008	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	888,800 / 888,800
					USE VALUE:	888,800 / 888,800
					ASSESSED:	888,800 / 888,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		LANCASTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANTOS FRANCISCO J &
Owner 2:	POLISECKI ELIANA
Owner 3:	
Street 1:	82 LANCASTER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SANTOS FRANCISCO J -
Owner 2:	-
Street 1:	82 LANCASTER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,020 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1996, having primarily Clapboard Exterior and 2156 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6020.000	468,400		420,400	888,800
Total Card	0.138	468,400		420,400	888,800
Total Parcel	0.138	468,400		420,400	888,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.24 | /Parcel: 412.2

Legal Description

User Acct 118919

GIS Ref

GIS Ref

Insp Date 07/03/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 176.0-0008-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	468,400	0	6,020.	420,400	888,800	888,800	Year End Roll	12/18/2019
2019	101	FV	364,700	0	6,020.	414,400	779,100	779,100	Year End Roll	1/3/2019
2018	101	FV	364,700	0	6,020.	318,300	683,000	683,000	Year End Roll	12/20/2017
2017	101	FV	364,700	0	6,020.	300,300	665,000	665,000	Year End Roll	1/3/2017
2016	101	FV	364,700	0	6,020.	276,300	641,000	641,000	Year End	1/4/2016
2015	101	FV	360,400	0	6,020.	258,300	618,700	618,700	Year End Roll	12/11/2014
2014	101	FV	360,400	0	6,020.	237,800	598,200	598,200	Year End Roll	12/16/2013
2013	101	FV	360,400	0	6,020.	237,800	598,200	598,200		12/13/2012

!13816!

PRINT

Date	Time
12/11/20	03:43:09

LAST REV

Date	Time
09/22/20	10:46:11
danam	
13816	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANTOS FRANCISC	66172-469		10/2/2015	Convenience	1	No	No		
STACK CYNTHIA/E	27166-399		3/20/1997		308,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/2020	580	Wood Dec	15,000	C				
1/11/1996	12		95,000					28X36 NEW HOUSE
12/5/1995	690		5,000					FOUNDATION

ACTIVITY INFORMATION

Date	Result	By	Name
7/3/2018	MEAS&NOTICE	BS	Barbara S
11/13/2008	Measured	345	PATRIOT
5/13/2000	Inspected	270	PATRIOT
1/13/2000	Mailer Sent		
1/6/2000	Measured	243	PATRIOT
4/10/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	118919
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6020		Sq. Ft.	Site		0	70.	1.00	6									420,418						420,400	

Total AC/HA: 0.13820 | Total SF/SM: 6020 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,418 | Spl Credit | Total: 420,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1996	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	8.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	8.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16724133
Const Adj.:	0.99989998
Adj $ / SQ:	145.891
Other Features:	102757
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	511337
Depreciation:	42952
Depreciated Total:	468385

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

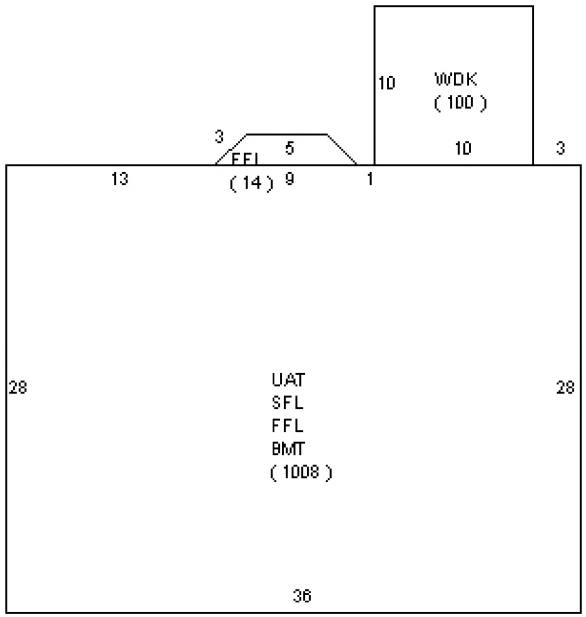
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	160.48
Special Features:	0	Val/Su Net:	138.17
Final Total:	468400	Val/Su SzAd	230.74

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,022	145.890	149,100
BMT	Basement	1,008	43.770	44,117
SFL	Second Floor	1,008	145.890	147,058
UAT	Upper Attic	252	80.240	20,220
WDK	Deck	100	16.000	1,600

Net Sketched Area:	3,390	Total:	362,095
Size Ad	2030	Gross Are	4146	FinArea	2156
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0008-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	